

# ABSOLUTE AUCTION

WITH MINIMUM STARTING BID OF \$22,000 .00

FIXER UPPER  
RANCH STYLE HOME

***2601 Nelwood  
Columbia, MO***

***Tuesday, April 29  
12:00 PM***

This Home Does Have Some Settling,  
However If You're Looking For An  
Affordable Home Or Income Property,  
This Is It!



- 3 Bedroom, 1 Bath
- Close To Schools, Shopping & Restaurants
- Located Close To Paris Road On The North End Of Nelwood
- Unfinished Walkout Basement

**Terms:** \$5,000.00 Down Day Of Auction. Remaining Balance Due Within 30 Days, Or Upon Closing. A 4% Buyer's Fee Will Be Added To The Final Bid Price. Realtor Participation Welcomed. Realtors Must Have Clients Registered By April 27 @ 12 Noon, No Exceptions. (Public Is Welcomed & Encouraged To Attend & Bid!)

**Directions:** From Vandiver & Paris Road, North On Paris Rd. Approx. 4/10 Of A Mile To Right Onto Nelwood Drive. Property On Right. (Watch For Sign!)

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# HOME FEATURES

## Main Level

**Living Room:** 13'7 x 14' – Double Window, Berber Style Carpet, & Lighted Ceiling Fan

**Eat-In Kitchen:** 9'6 x 15'10 – Vinyl Floor, Frigidaire Digital Built-In Oven, Kenmore Electric Countertop Stove, Window, Lighted Ceiling Fan, & Door Leading to Laundry Room

**Laundry Room:** 11'6 x 18'10 – Finished Without Carpet, Door Leading to Backyard, & Two Windows

**Northeast Bedroom:** 7'3 x 10'3 – Double Window, Two Closets, & Berber Style Carpet

**Southeast Bedroom:** 10' x 11' – Two Windows & Berber Style Carpet

**Southwest Bedroom:** 10' x 12'9 – Two Windows, Lighted Ceiling Fan, & Berber Style Carpet

**Hall Bath:** 5' x 8' – Tub/Shower, Vinyl Floor, Partial Tile Walls, Window, & Separate Vanity Area (3'4 x 8')

**Two Car Garage:** 23' x 23'4 + 3'6 x 13' – Two Newer Craftsman Openers

**Unfinished Storage on Backside of Garage:** 11'8 x 13' – Concrete Floor



## Basement

**Unfinished Walkout:** Two Sump Pumps & Plumbed For Shower



## General Information

**Roof:** Newer Architectural Roof

**Exterior:** Three Sides Brick & Vinyl on Back

**Foundation:** Concrete

**Schools:** Blue Ridge Elementary, Oakland Middle, & Battle High

**2013 Taxes:** \$1,091.36, As Per Boone County Collector

**Zoning:** R-2, As Per City Of Columbia Planning & Zoning Website

**Year Built:** 1963, As Per Boone County Assessor

**Square Footage:** 1,200 Sq. Ft. +/-

**Lot Size:** 88.6' x 150.2' Sq. Ft. +/-, As Per Boone County Assessor

**Parcel #:** 17-107-00-02-013.00 01

**Legal Description:** Lot Thirty-Five (35) Of Nelwood Subdivision As Shown By The Plat Recorded In Plat Book 6, Page 51, Records Of Boone County, Missouri.

## Utilities

**City Of Columbia (Electric, Water, Sewer & Trash):** High \$260 (2/2012); Low \$106 (10/2012) – (Home Was Occupied); **AmerenUE (Natural Gas):** \$17 - 12 Month Average (Home Not Occupied)

**Heating & Cooling:** Attic Fan, Newer Carrier Natural Gas Furnace & Central Air – 2006+/-; GE Profile 40 Gallon Electric Hot Water Heater, & 200 AMP Main Breaker

**Auction Disclaimer:** Purchaser and/or Purchaser's Agent/Broker Shall Bear the Responsibility To Confirm All Calculations Prior To The Auction. All Information Contained In This Brochure Was Derived From Sources Believed To Be Correct But Is Not Guaranteed. Property Sells "AS IS" With No Warranties Made By Seller Or Auction Company. Announcement Day of Auction Take Priority Over All Advertising.